

WARRANTY DEED
Statutory Short Form
004903

We, Kenneth R. and Gwendlee C. Michaud of Winslow, Kennebec County, State of Maine, for consideration paid, grant to Gerald L. and Bethany E. Vigue of Waterville, Kennebec County, State of Maine, whose mailing address is 25 Johnson Heights, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN lot or parcel of land, together with the buildings and together with all fixtures thereon situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

BOUNDED northerly by Common Street; westerly by Main Street; easterly by property now or formerly of the Nawfell Realty Company, and southerly by property now or formerly of M.G.H. Realty Incorporated. Meaning and intending hereby to describe a parcel of land situated at the corner of Common Street and Main Street in said Waterville, having a frontage of 25.55 feet on Main Street and 52 feet on Common Street.

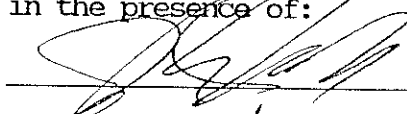
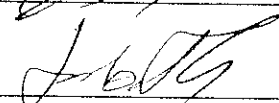
BEING the same premises conveyed to the within Grantors by Warranty Deed of Laura Koven, et al dated January 21, 1975 and recorded in the Kennebec Registry of Deeds in Book 1794, Page 225 on February 12, 1975.

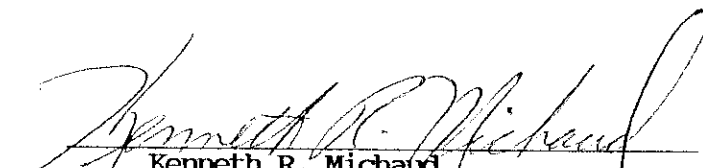
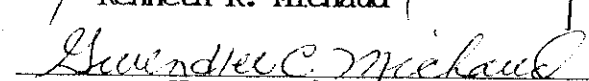
ANY and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

THE above described premises are conveyed subject to a Mortgage given by Kenneth R. Michaud and Gwendlee C. Michaud to Waterville Savings Bank now known as Peoples Heritage Savings Bank dated September 28, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2151, Page 129. By acceptance of this deed the Grantees herein agree to assume full responsibility for performance of all obligations pursuant to said Mortgage and full responsibility for payment of all sums due on the Promissory Note secured thereby. The principal balance on said Promissory Note on March 15, 1991 is Eighty-Six Thousand Six Hundred Twenty-Eight and Seventy-Four Cents (\$86,628.74). Reference is made to a certain Mortgage modification agreement dated March 15, 1991 between the Grantors and Grantees herein and Peoples Heritage Savings Bank a copy of to be recorded in the Kennebec County Registry of Deeds.

WITNESS our hands and seals this 15th day of March, 1991.

Signed, Sealed and Delivered
in the presence of:


Kenneth R. Michaud

Gwendlee C. Michaud

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 15, 1991

Then personally appeared the above named Kenneth R. Michaud and Gwendlee C. Michaud and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Print Name _____



RECEIVED KENNEBEC SS.

1991 MAR 19 AM 9:00

ATTEST: 
REGISTER OF DEEDS

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994